



1000 FOOT
RADIUS

N. DOCTOR MLK DR

N. VEL R. PHILLIPS

W. CONCORDIA AVE

PROJECT TITLE:
BADER PHILANTHROPIES
PERMEABLE PAVER PARKING LOT

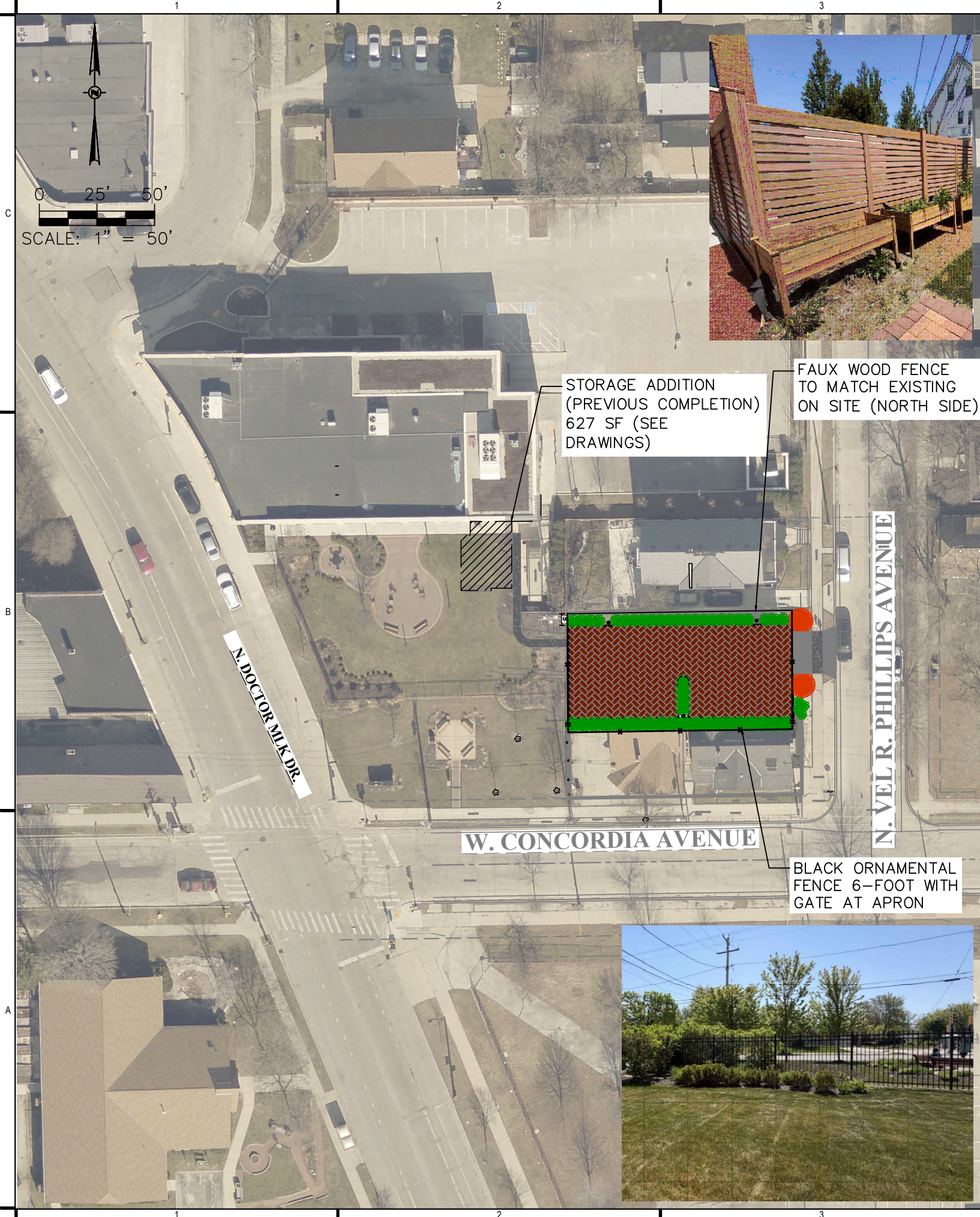
PROJECT STATUS
3300 N. Dr. MLK Jr. Dr
Milwaukee, WI 53212

NO.	DATE	REVISIONS	BY
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PROJECT INFORMATION:
PROJECT NUMBER: 2025-0128
DATE: March 23, 2026
DRAWN BY: HAS
CHECKED BY:
APPROVED BY:

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:



LOOKING EAST FROM N. DOCTOR MLK DR



LOOKING NORTH FROM W. CONCORDIA AVE



LOOKING WEST FROM N. VEL R. PHILLIPS AVE

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PROXIMITY EXHIBIT

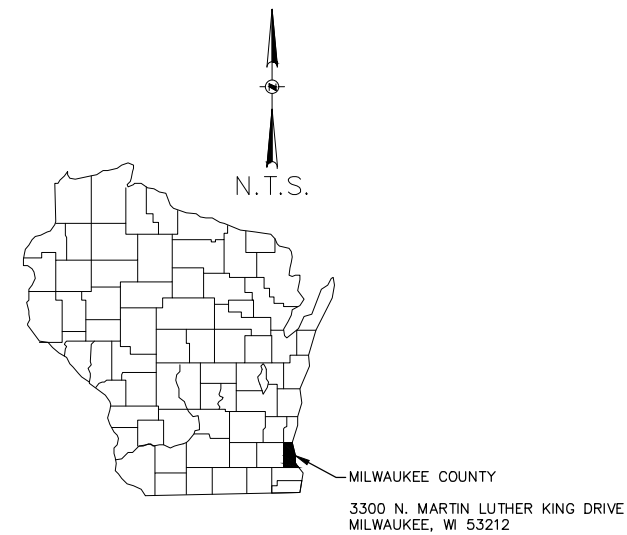
PERMEABLE PAVERS PARKING LOT CONSTRUCTION

MILWAUKEE, WISCONSIN



BADER PHILANTHROPIES

COVER	
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION AND EROSION CONTROL PLAN
C201	DEMOLITION AND EROSION CONTROL NOTES
C300	SITE LAYOUT PLAN
C301	SITE LAYOUT DETAIL – PARKING LOT
C302	SITE LAYOUT DETAIL – PATHS
C400	SITE GRADING PLAN
C401	SITE GRADING DETAIL – PARKING LOT
C402	SITE GRADING DETAILS – RAMPS
C403	SITE GRADING DETAILS – PLAN, PROFILE, SECTION
C404	SITE GRADING DETAILS – PATHS
C500	SITE UTILITY PLAN – STORMSEWER
C900	CONSTRUCTION DETAILS
C901	CONSTRUCTION DETAILS
E000	ELECTRICAL TITLE, SCHEDULE AND DETAIL
E100	SITE LIGHTING PLAN
E101	SITE LIGHTING PLAN
E102	ELECTRICAL DETAILS
E103	SITE LIGHTING PHOTOMETRIC PLAN
L100	SITE LANDSCAPE PLAN
L900	SITE LANDSCAPE DETAILS
L901	SITE LANDSCAPE DETAILS
L902	SITE LANDSCAPE DETAILS



SURVEY NOTES

- UNDERGROUND UTILITIES WERE NOT MARKED BY DIGGERS HOTLINE AND WERE ASSUMED BASED ON PRIOR SURVEYS AND RECORD DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 VERTICAL ADJUSTMENT (NAD83(2011)). VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

SURVEY LEGEND

▲	TRAVERSE POINT	○	SEPTIC TANK
■	CONCRETE MONUMENT W/BRASS CAP	○	TILE DRAIN TILE
⊕	POWER POLE	PVC P	PVC PIPE
⊗	LIGHT POLE	○	CLEANOUT
⊘	TELEPHONE POLE	○	SUMP DISCHARGE
⊙	SERVICE POLE	○	IRON PIPE
○	FLAG POLE	R BAR	REBAR
○	MANHOLE	BM	BENCH MARK
⊕	STORM INLET	□	CHISELED SQUARE
⊕	WATER VALVE	+	CHISELED CROSS
⊕	GAS VALVE	⊕	SOIL BORING
⊕	FIRE HYDRANT	⊕	SIGNAL MANHOLE
⊕	MAIL BOX	⊕	ELECTRIC MANHOLE
⊕	ELECTRIC TRANSFORMER	⊕	TELEPHONE MANHOLE
⊕	TELEPHONE PEDESTAL	⊕	GAS MANHOLE
⊕	CONTROL BOX	⊕	WATER VALVE PIT
⊕	RAILROAD SIGNAL	○	GUY POLE
⊕	TRAFFIC SIGNAL	⊕	GAS SERVICE VALVE
○	GUY WIRE	⊕	WATER SERVICE VALVE
⊕	MONUMENT	⊕	CATCH BASIN
○	1" IRON PIPE	○	WATER VAULT
○	2" IRON PIPE	⊕	WATER VALVE BOX
○	VENT PIPE	⊕	GAS VALVE BOX
○	WELL	⊕	CABLE TV PEDESTAL
⊕	ELECTRIC RISER	⊕	POWER POLE W/LIGHT
○	GUARD POST	○	TANK
○	MARKER POST	⊗	GROUND LIGHT
~~~~~	EDGE OF BRUSH		
-----	RIP RAP		
---	CHAIN LINK FENCE		
---	BURIED CABLE TV		
---	BURIED ELECTRIC LINE		
---	OVERHEAD ELECTRIC LINE		
---	BURIED FIRE PROTECTION		
---	BURIED FIBER OPTIC		
---	BURIED GAS MAIN		
---	BURIED FORCE MAIN		
---	BURIED SIGNAL LINE		
---	BURIED SANITARY SEWER		
---	BURIED STEAM LINE		
---	BURIED STORM SEWER		
---	BURIED TELEPHONE LINE		
---	OVERHEAD TELEPHONE LINE		
---	BURIED WATER MAIN		
---	EXISTING PROPERTY LINE		
---	EXISTING RIGHT OF WAY		
---	EXISTING EASEMENT		

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PERMEABLE PAVER PARKING LOT

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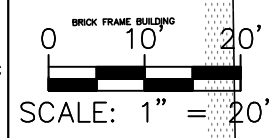
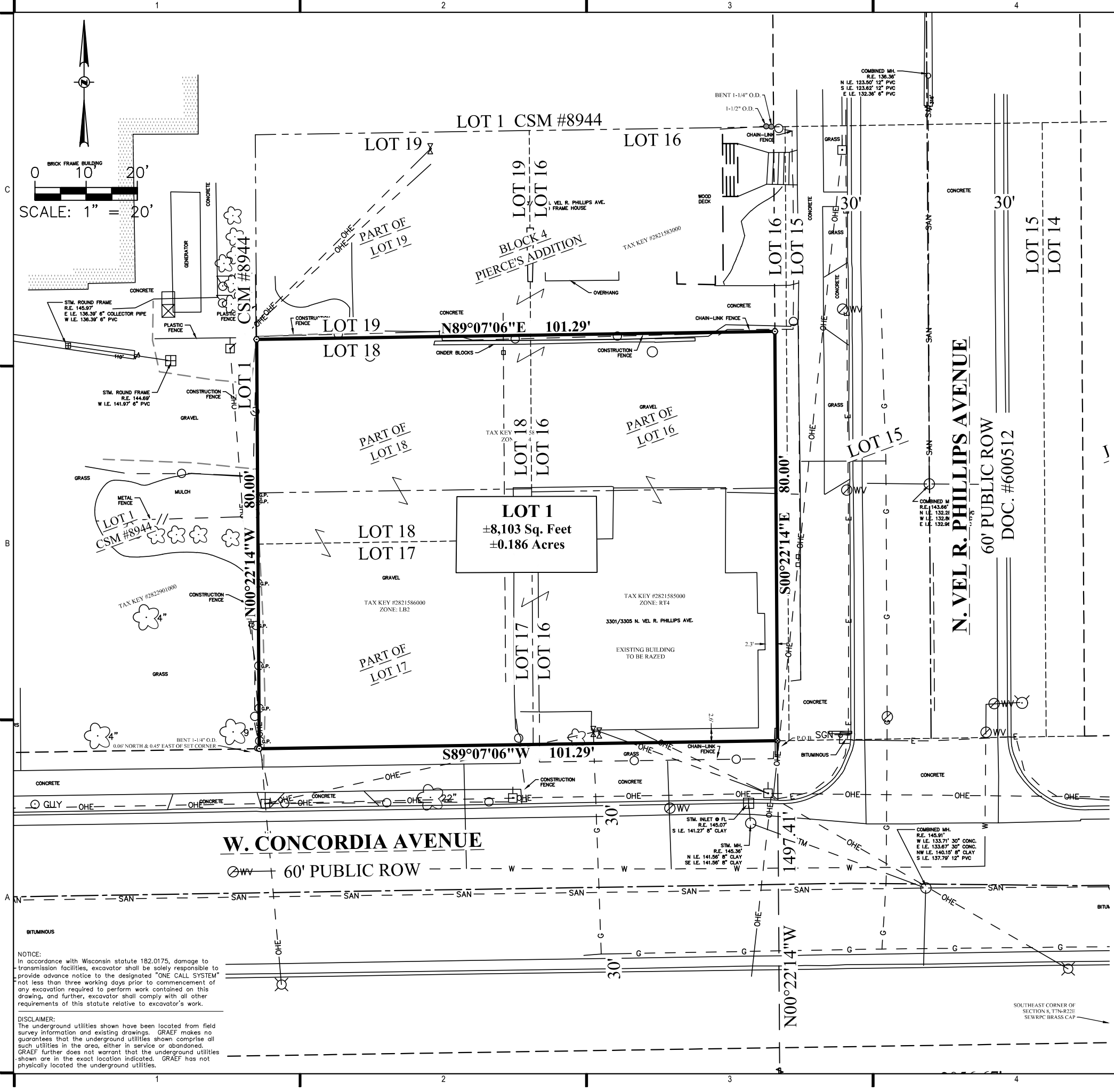
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### SHEET TITLE:

EXISTING CONDITIONS PLAN

### SHEET NUMBER:

# C100




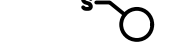


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## LEGEND

-  - CONCRETE CURB AND GUTTER REMOVAL
-  - STONE CONSTRUCTION ENTRANCE
-  - SEDIMENT LOGS
-  - INLET PROTECTION

## GENERAL NOTES

1. UNDERGROUND UTILITIES WERE NOT MARKED BY DIGGERS HOTLINE AND WERE ASSUMED BASED ON PRIOR SURVEYS AND RECORD DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

## REMOVAL NOTES

1. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES.
3. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
4. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
6. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
7. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPURTENCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNERS REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.

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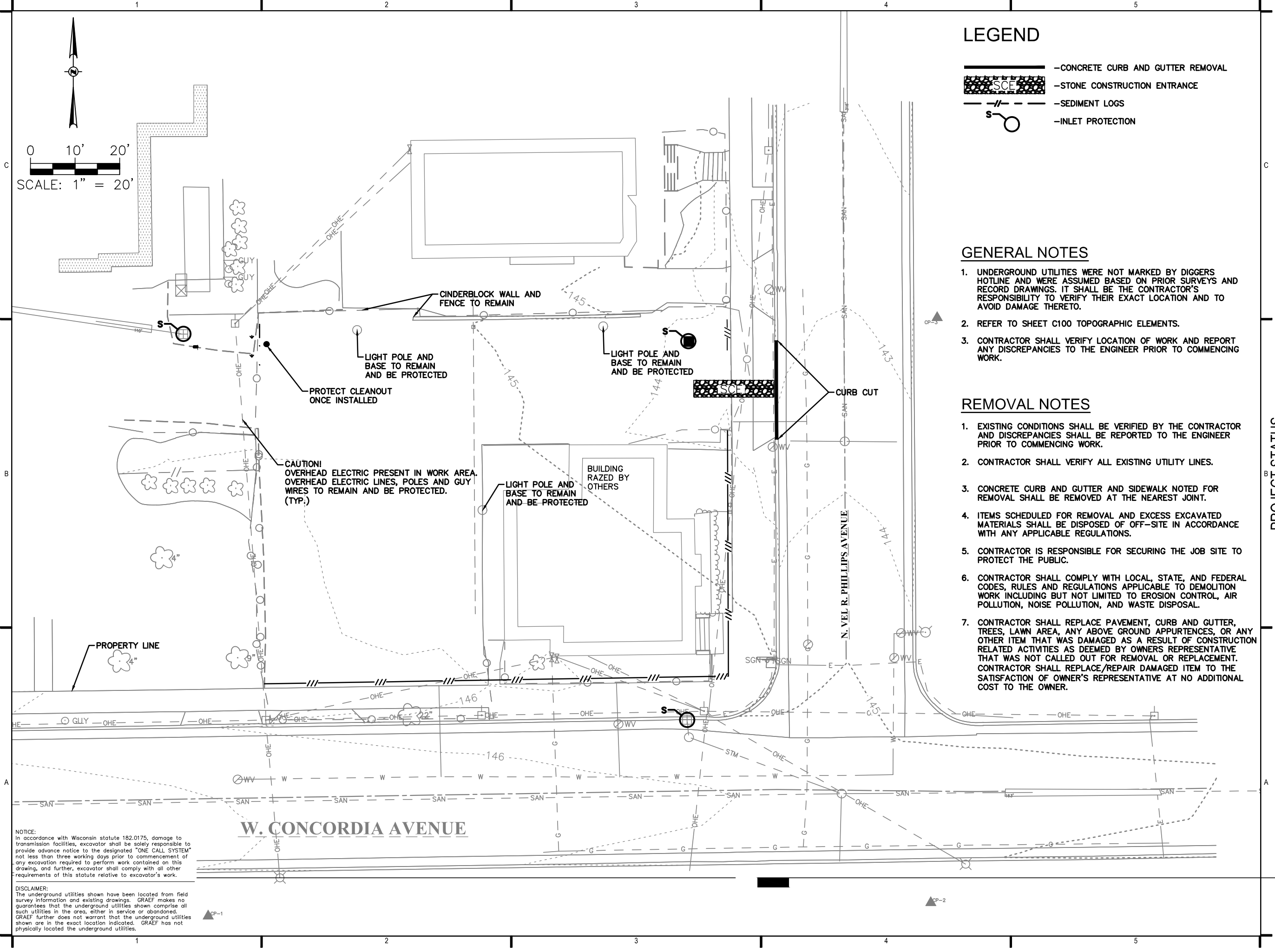
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SHEET TITLE:

DEMO AND EROSION CONTROL  
PLAN

SHEET NUMBER:



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# EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MILWAUKEE, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SEDIMENT LOGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SEDIMENT LOGS WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SEDIMENT LOGS WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. CRUSHED STONE ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SEDIMENT LOG SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF MILWAUKEE OF ANY NEW STOCKPILE LOCATIONS.
10. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
  1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
  2. INSTALL SITE SECURITY FENCING
  3. INSTALL SEDIMENT LOGS AND INLET PROTECTION.
  4. PERFORM ROUGH GRADING AND BUILDING EXCAVATION.
  5. INSTALL UTILITIES. INSTALL INLET PROTECTION ON NEW INLETS.
  6. INSTALL PAVEMENTS.
  7. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
  8. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
11. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
12. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". NOTIFY CITY OF MILWAUKEE FOR CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
13. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
14. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
15. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
16. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE B MATTING ON ALL SLOPES 4:1 OR STEEPER.
17. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILE. IF REMAINING FOR MORE THAN THIRTY DAYS. PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS.
18. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
19. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
20. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
21. OBTAIN PERMISSION IN WRITING FROM THE CITY OF MILWAUKEE ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
22. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
23. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE. INTERSECTING DIRECTIONS.



275 West Wisconsin Avenue  
Suite 300  
Milwaukee, WI 53203-3318  
414 / 259 1500

PROJECT TITLE:  
BADER PHILANTHROPIES  
PERMEABLE PAVER PARKING LOT

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Milwaukee, WI 53212

PROJECT STATUS

NO.	DATE	REVISIONS	BY

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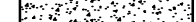



SHEET TITLE:  
DEMO AND EROSION CONTROL  
NOTES

SHEET NUMBER:

**C201**

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## LEGEND

-  - CONCRETE SIDEWALK
-  - CONCRETE PAVEMENT
-  - PERMEABLE PAVERS
-  - 6-INCH CURB HEAD

## GENERAL NOTES

1. UNDERGROUND UTILITIES WERE ASSUMED BASED ON PRIOR SURVEYS AND RECORD DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

## LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL FIELD VERIFY.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
5. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
6. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.

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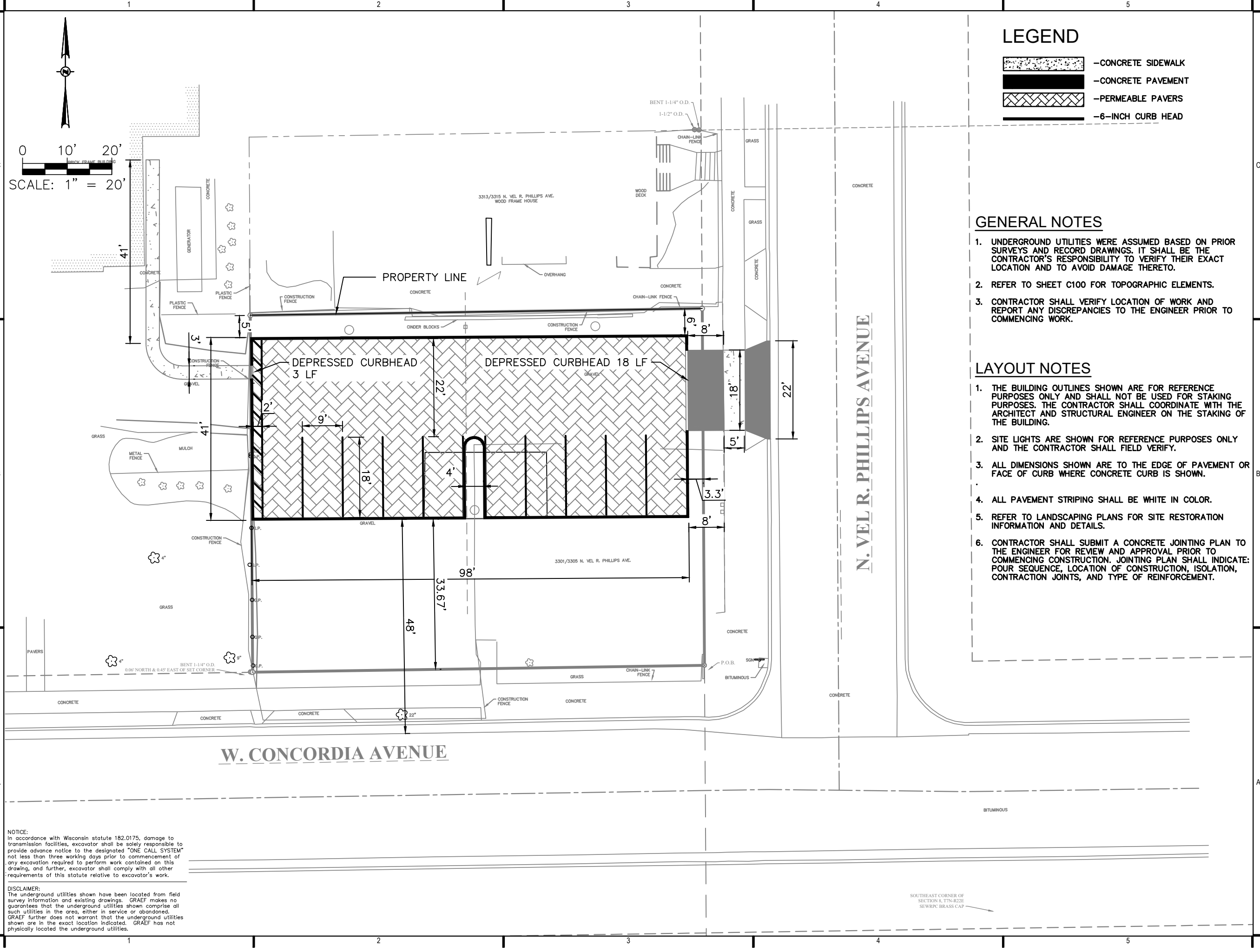
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## SHEET TITLE:

SITE LAYOUT PLAN

## SHEET NUMBER:

# C300



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## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONCRETE CURB AND GUTTER
- FLUSH CONCRETE CURB AND GUTTER
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- ADA RAMP WITH TRUNCATED DOMES

## GENERAL NOTES

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## GRADING NOTES

- ADA REGULATIONS FOR A NON-RAMP ACCESSIBLE REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ROUTE AND A MAXIMUM CROSS SLOPE OF 1:48 (2.08%) ACROSS THE WIDTH OF THE ROUTE.
- ADA REGULATIONS FOR ACCESSIBLE PARKING, ACCESS AISLES, AND PASSENGER LOADING ZONES REQUIRES A MAXIMUM SLOPE OF 1:48 (2.08%) ALONG THE LENGTH OF ACCESSIBLE ZONE AND 1:48 (2.08%) ACROSS THE WIDTH OF THE ACCESSIBLE ZONE.
- ACCESSIBLE AREAS DESCRIBED ABOVE SHALL BE MEASURED IN ACCORDANCE WITH THE US ACCESS BOARD REPORT 'DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY' PART II, SECTION 4, 1.1 MEASUREMENT PROTOCOLS.

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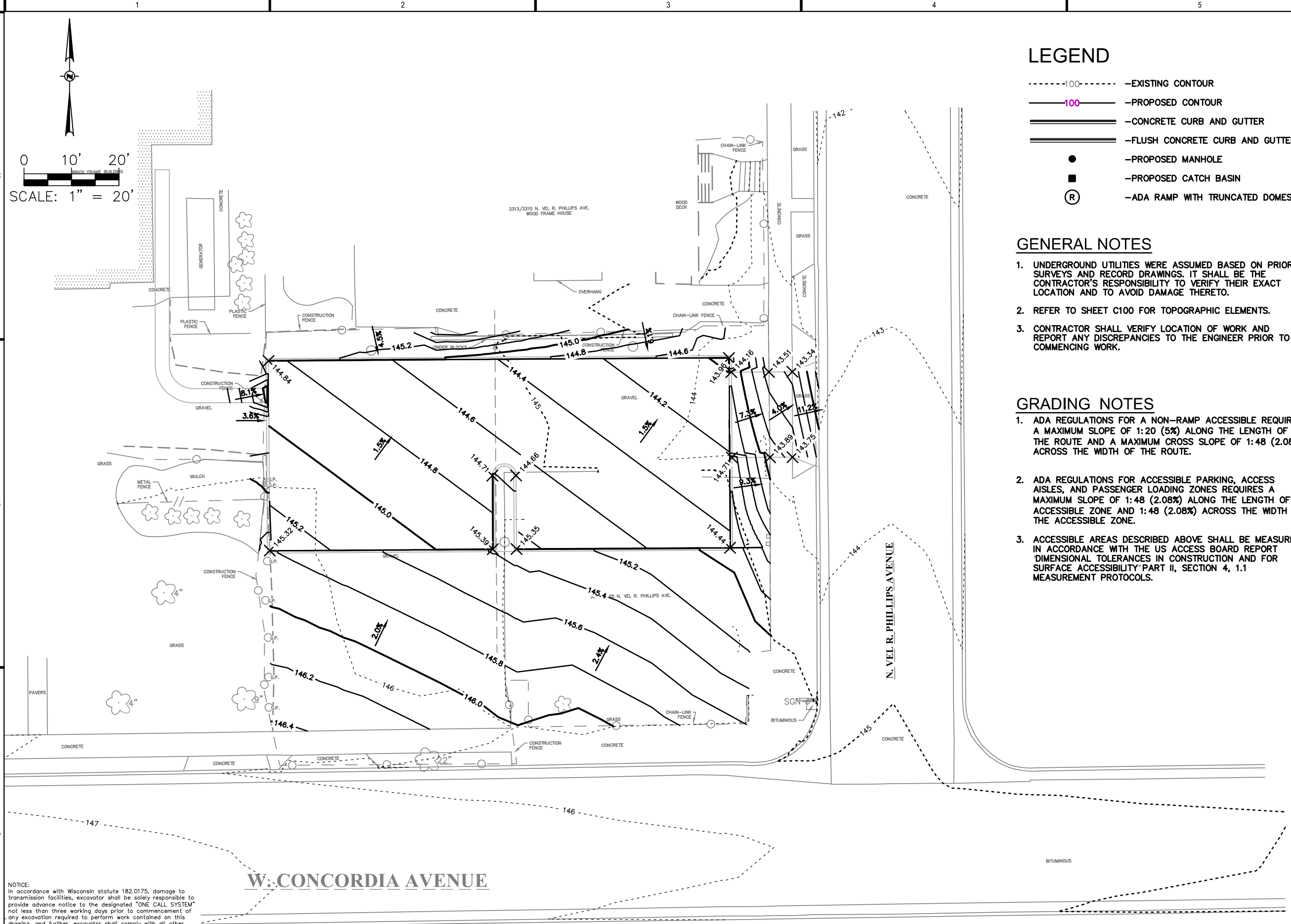
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SITE GRADING PLAN

SHEET NUMBER:



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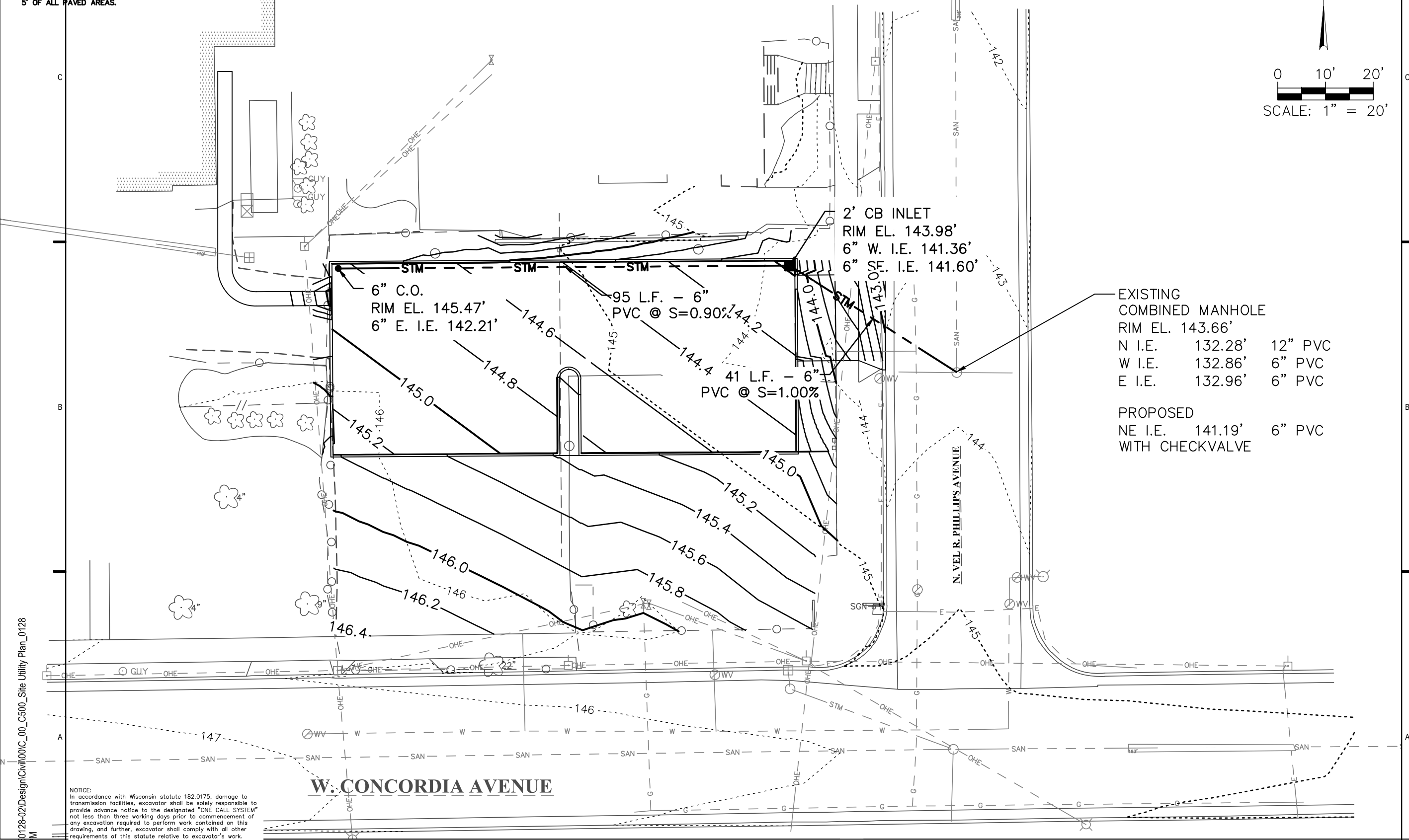
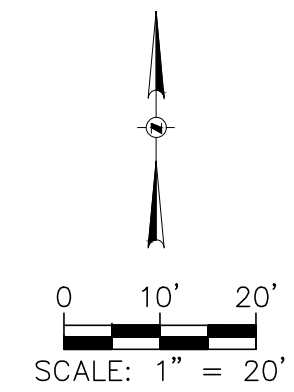
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**UTILITY NOTES**

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
3. PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURES.
4. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.



275 West Wisconsin Avenue  
Suite 300  
Milwaukee, WI 53203-3318  
414 / 259 1500



2' CB INLET  
RIM EL. 143.98'  
6" W. I.E. 141.36'  
6" SE. I.E. 141.60'

6" C.O.  
RIM EL. 145.47'  
6" E. I.E. 142.21'

95 L.F. - 6"  
PVC @ S=0.90%

41 L.F. - 6"  
PVC @ S=1.00%

EXISTING  
COMBINED MANHOLE  
RIM EL. 143.66'  
N I.E. 132.28' 12" PVC  
W I.E. 132.86' 6" PVC  
E I.E. 132.96' 6" PVC

PROPOSED  
NE I.E. 141.19' 6" PVC  
WITH CHECKVALVE

PROJECT TITLE:

BADER PHILANTHROPIES  
PERMEABLE PAVER PARKING LOT

PROJECT STATUS

3300 N. Dr. MLK Jr. Dr  
Milwaukee, WI 53212

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0128  
DATE: March 23, 2026  
DRAWN BY: HAS  
CHECKED BY:  
APPROVED BY:

SHEET TITLE:

SITE GRADING PLAN

SHEET NUMBER:

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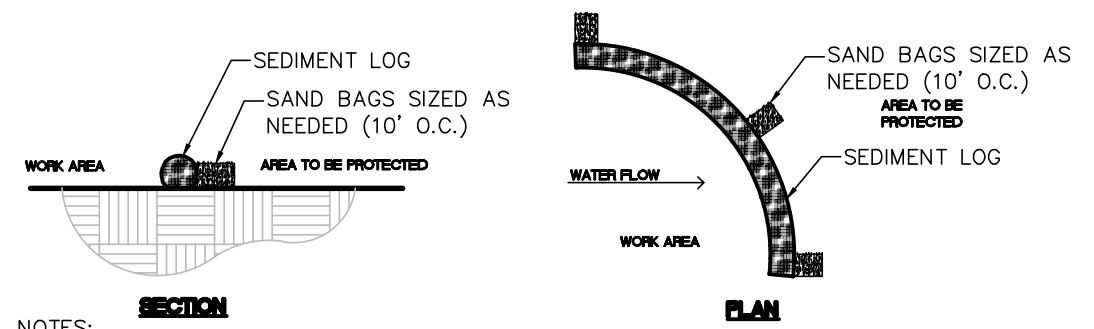
NOTICE:  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:  
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

**W. CONCORDIA AVENUE**

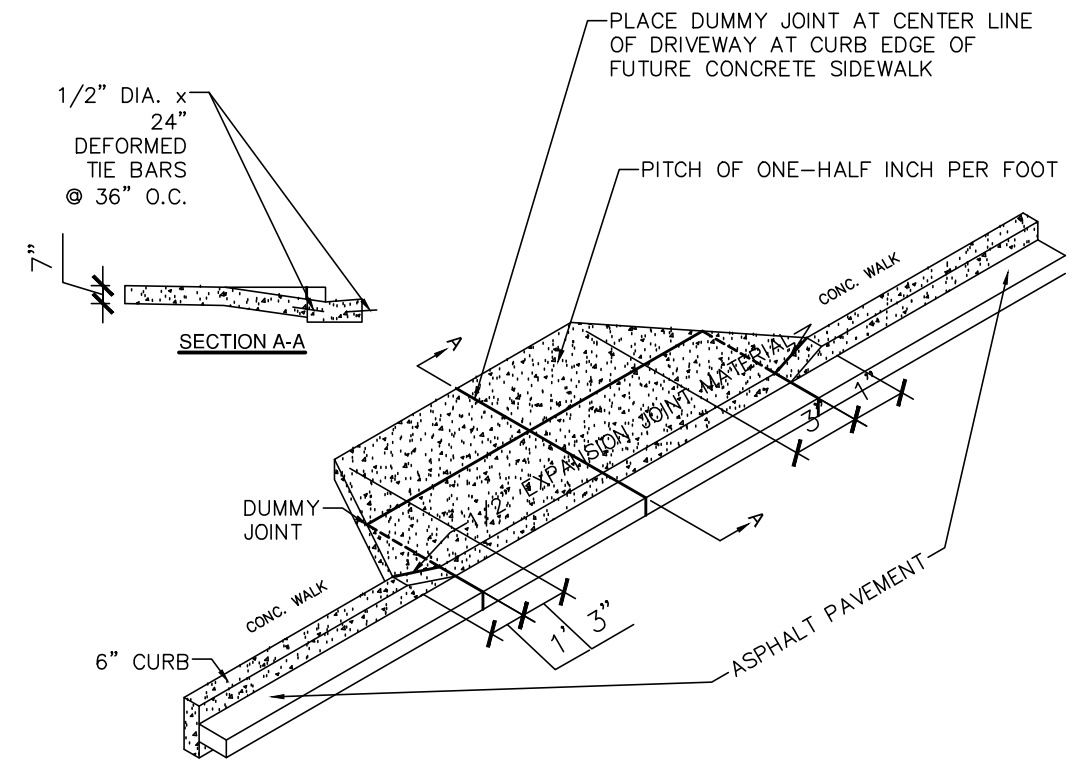
**N. VEL R. PHILLIPS AVENUE**

**C500**

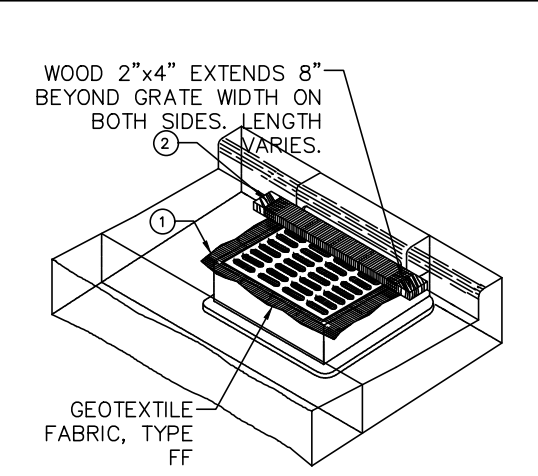


NOTES:  
1. SEDIMENT LOGS SHALL BE FABRICATED FROM COMPACTED GEOTEXTILES, WOOD EXCELSIOR, COCONUT FIBERS, HARDWOOD MULCH, OR A MIXTURE OF THESE MATERIALS WITHIN FLEXIBLE TUBULAR NETTING.

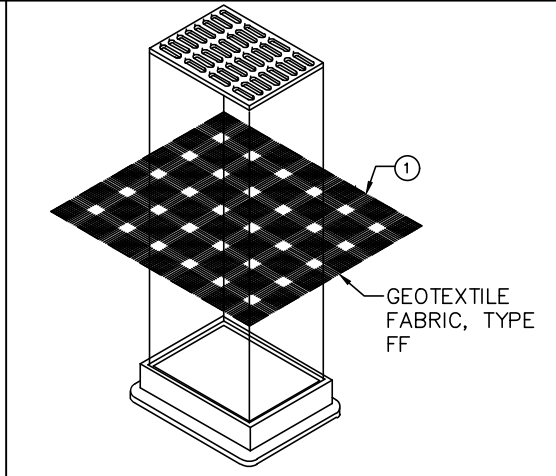
**01 SEDIMENT LOG FOR SEDIMENT CONTROL**  
SCALE N.T.S.



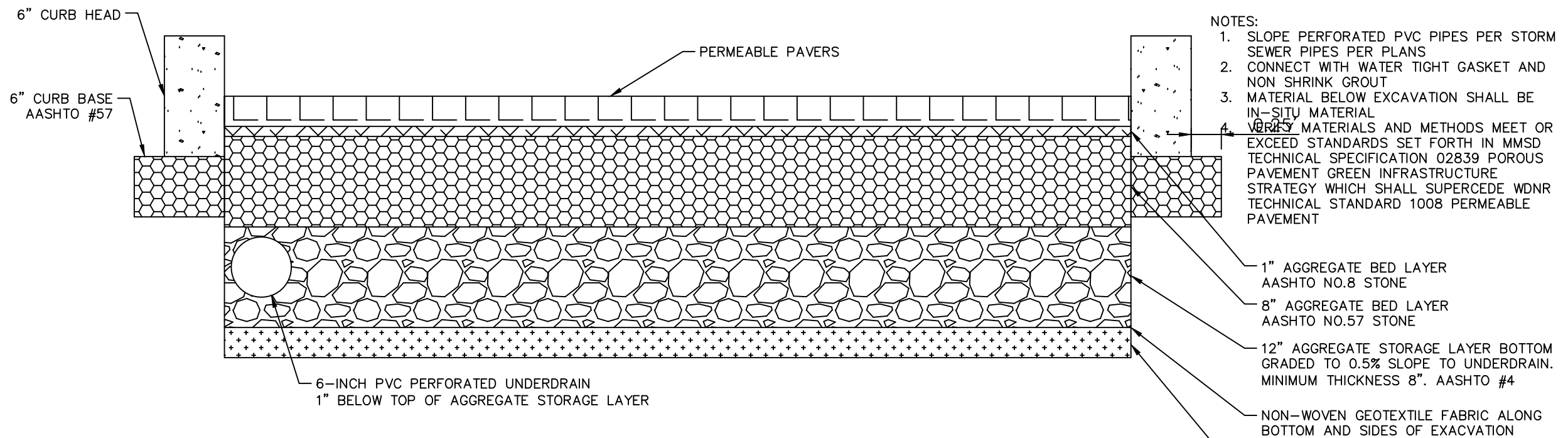
**04 CONCRETE DRIVEWAY TYPE 1 (WITH ONCRETE WALK)**  
SCALE N.T.S.



**02 INLET PROTECTION, TYPE C (WITH CURB BOX)**  
SCALE N.T.S.



**03 INLET PROTECTION, TYPE B (WITHOUT CURB BOX)**  
SCALE N.T.S.



**05 PERMEABLE PAVERS**  
SCALE N.T.S.

NOTES:  
1. SLOPE PERFORATED PVC PIPES PER STORM SEWER PIPES PER PLANS  
2. CONNECT WITH WATER TIGHT GASKET AND NON SHRINK GROUT  
3. MATERIAL BELOW EXCAVATION SHALL BE IN-SITU MATERIAL  
4. VERIFY MATERIALS AND METHODS MEET OR EXCEED STANDARDS SET FORTH IN MMSD TECHNICAL SPECIFICATION 02839 POROUS PAVEMENT GREEN INFRASTRUCTURE STRATEGY WHICH SHALL SUPERCEDE WDNR TECHNICAL STANDARD 1008 PERMEABLE PAVEMENT

PROJECT TITLE:  
BADER PHILANTHROPIES  
PERMEABLE PAVER PARKING LOT

3300 N. Dr. MLK Jr. Dr  
Milwaukee, WI 53212

PROJECT STATUS

NO. DATE REVISIONS BY

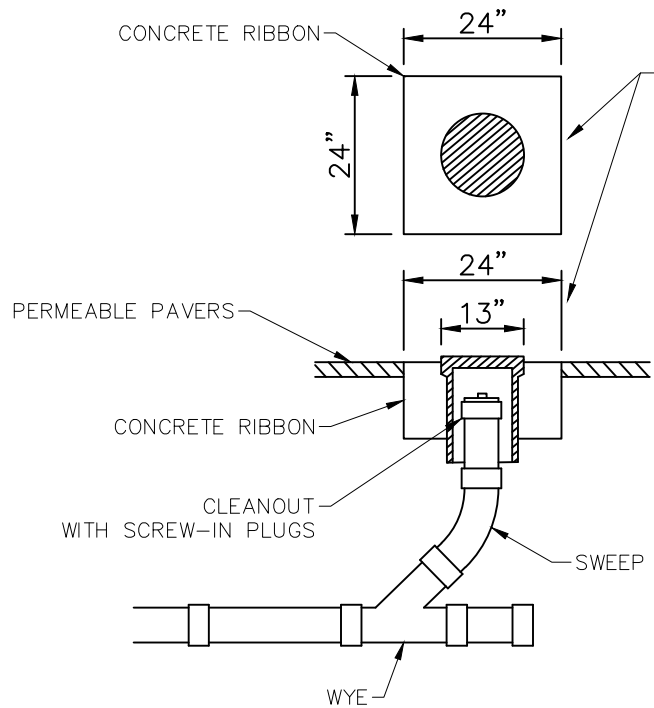
PROJECT INFORMATION:

PROJECT NUMBER: 2025-0128  
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DRAWN BY: HAS  
CHECKED BY:  
APPROVED BY:

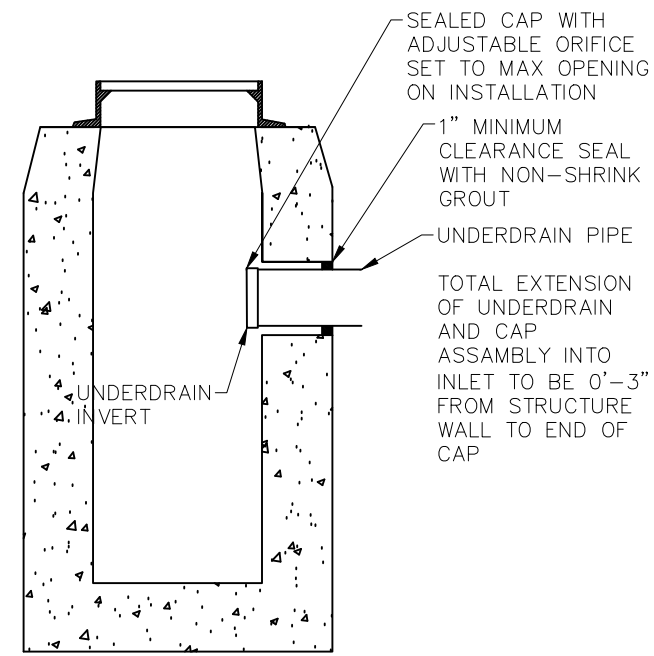
SHEET TITLE:

CONSTRUCTION DETAILS

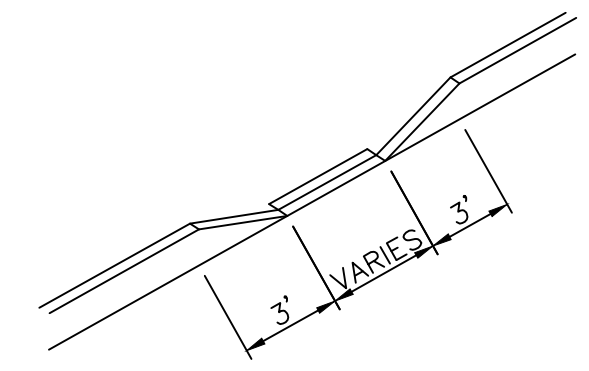
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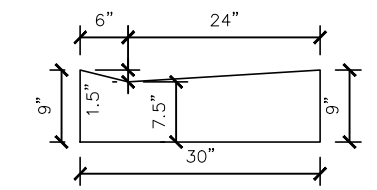
**06** UNDERDRAIN CLEANOUT  
SCALE N.T.S.



**07** CONNECT TO EXISTING PVC TO CONCRETE MASONRY INLET  
SCALE N.T.S.



**08** DEPRESSED CURBHEAD  
SCALE N.T.S.



**10** MOUNTABLE CURB  
SCALE N.T.S.

PROJECT TITLE:  
BADER PHILANTHROPIES  
PERMEABLE PAVER PARKING LOT

3300 N. Dr. MLK Jr. Dr  
Milwaukee, WI 53212

PROJECT STATUS

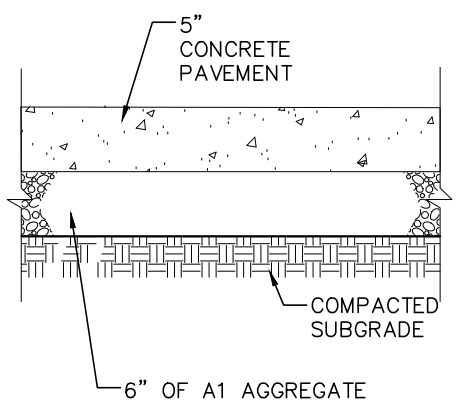
NO. DATE REVISIONS BY

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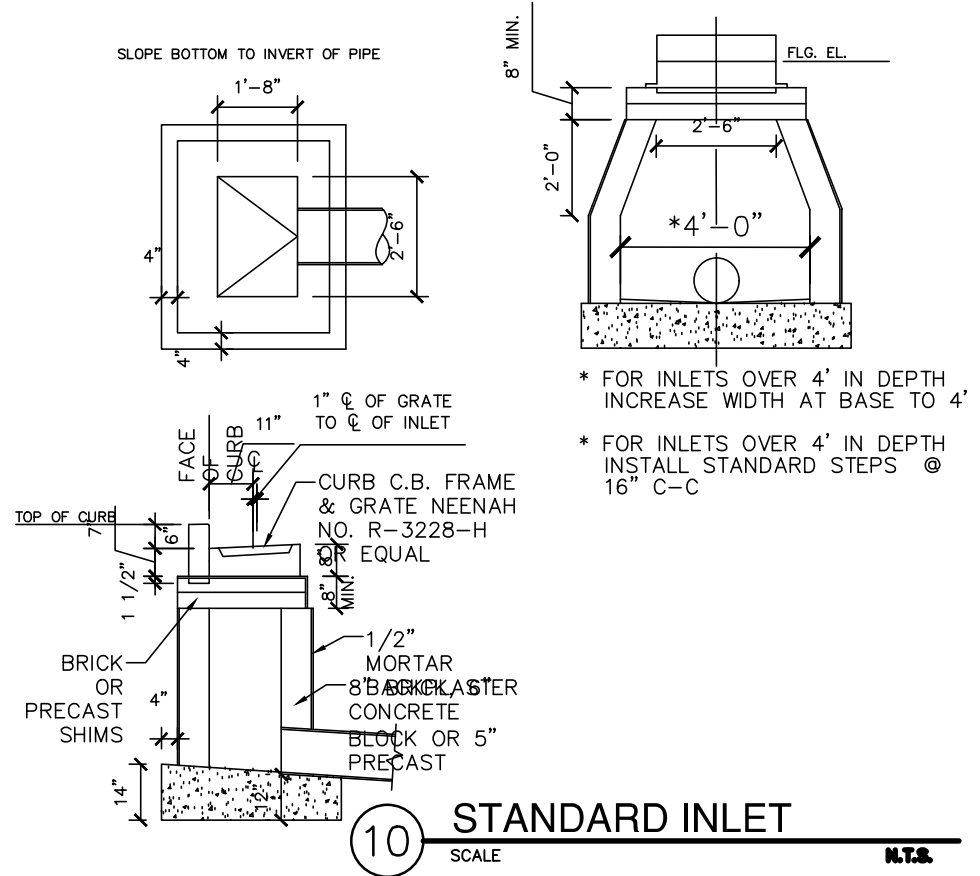
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DATE: March 23, 2026  
DRAWN BY: HAS  
CHECKED BY:  
APPROVED BY:

SHEET TITLE:  
CONSTRUCTION DETAILS

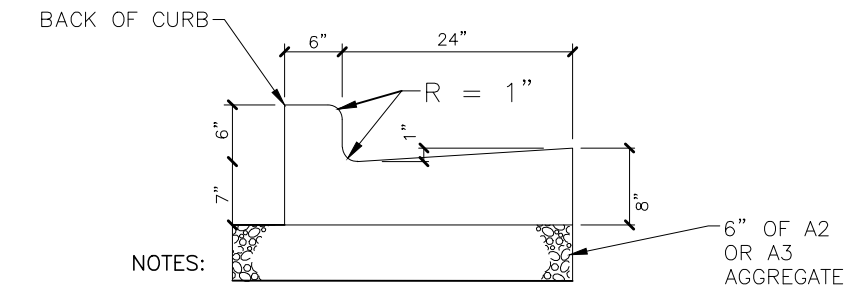
SHEET NUMBER:



**09** CONCRETE SIDEWALK  
SCALE N.T.S.



**10** STANDARD INLET  
SCALE N.T.S.



**11** TYPE 1 CITY OF MILWAUKEE 31" CONCRETE CURB AND GUTTER  
SCALE N.T.S.

- NOTES:
1. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUB-GRADE OR BASE PROVIDED A MINIMUM GUTTER THICKNESS IS MAINTAINED.
  2. PREPARE SUB-GRADE AND BASE COURSE IN ACCORDANCE WITH THE SPECIFICATION AND DRAFT GEOTECHNICAL REPORT.

X:\ML\2025\20250128-02\Design\Civil\00\C_00_C900_Construction Details_0128 3/23/2026 2:24 PM

LANDSCAPE DEVELOPMENT BY

Jeffrey S. Miller  
ASLA, GRP  
(262) 255-4888  
jeffm@davidjfrank.com  
Justin Flynn  
Assoc. Landscape Architect

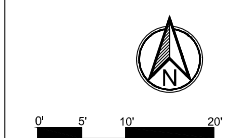
LANDSCAPE DEVELOPMENT FOR

Bader  
Philanthropies  
3300 N Dr Martin Luther King Dr  
Milwaukee, WI

REVISIONS

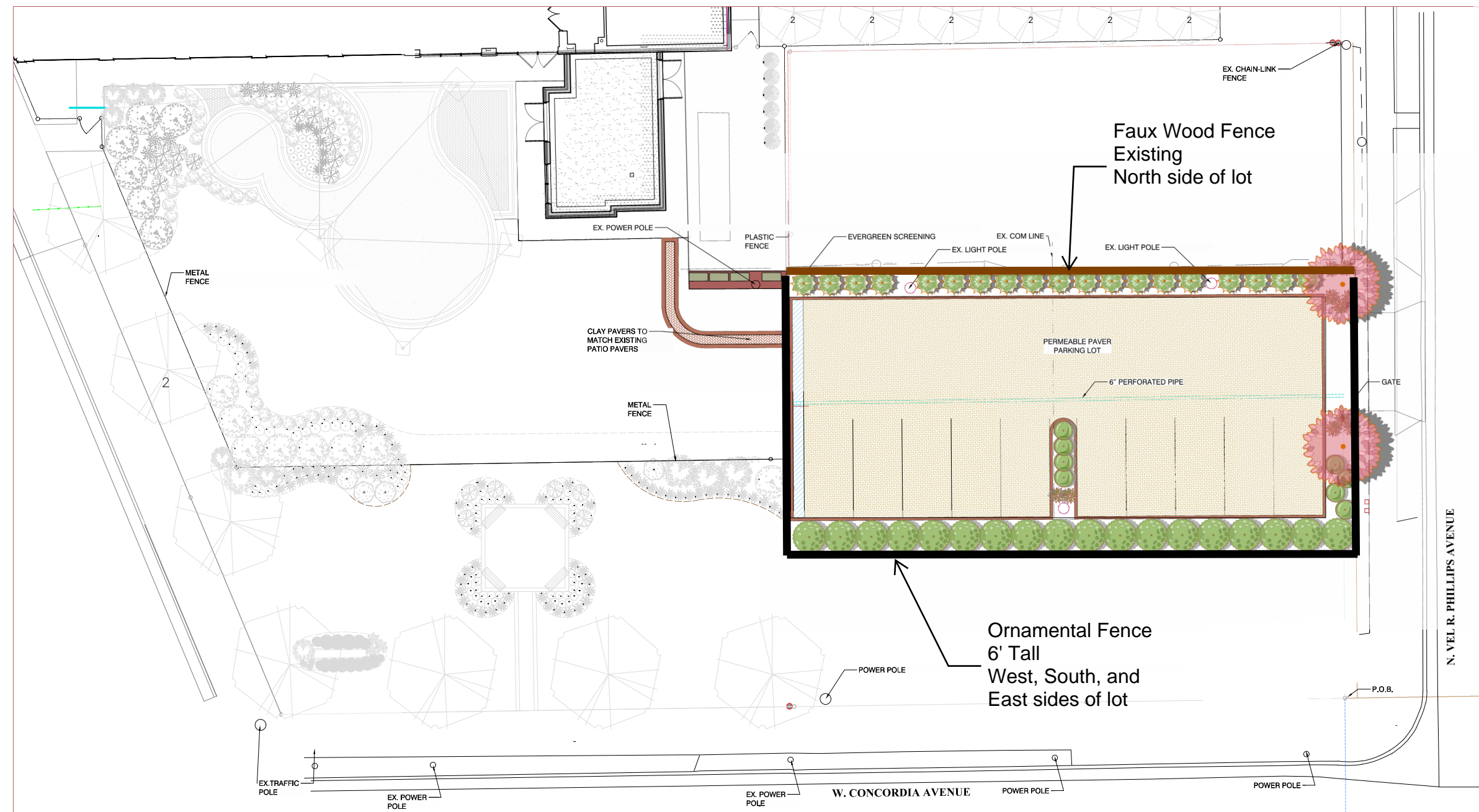
Δ	DATE	DESCRIPTION

PROJECT NUMBER



SCALE 1" = 10'-0"  
DATE 3/4/26  
SHEET 1 of 2

**L100**



Skyrocket Juniper



Dwarf Bush Honeysuckle



Arrowwood Viburnum



Crimson Spire Oak



Northwind Switch Grass

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	R
<b>DECIDUOUS TREES</b>								
	QR3	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	4" Cal.	B&B	2		
<b>EVERGREEN TREES</b>								
	JV4	Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	10' Ht.	B&B	19		
<b>GRASSES</b>								
	PV3	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal.	Pot	10		
<b>DECIDUOUS SHRUBS</b>								
	DL	Diervilla lonicera	Dwarf Bush Honeysuckle	2' Ht.	B&B	8		
	VD2	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	3' Ht.	B&B	18		

LANDSCAPE DEVELOPMENT BY

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Assoc. Landscape Architect

LANDSCAPE DEVELOPMENT FOR

3300 N Dr Martin Luther King Dr  
Milwaukee, WI

REVISIONS

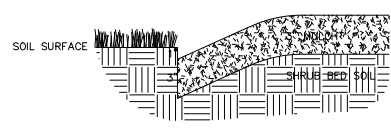
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PROJECT NUMBER

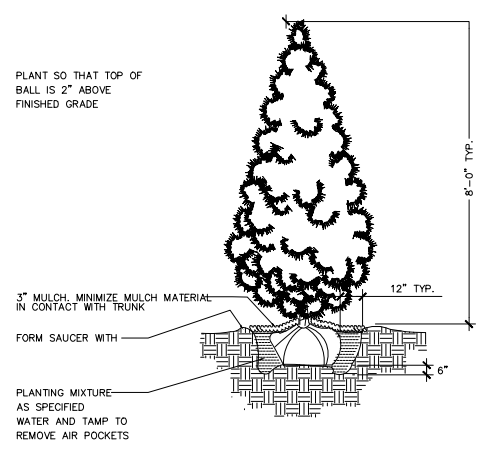


SCALE NTS  
DATE 3/4/26  
SHEET 2 of 2

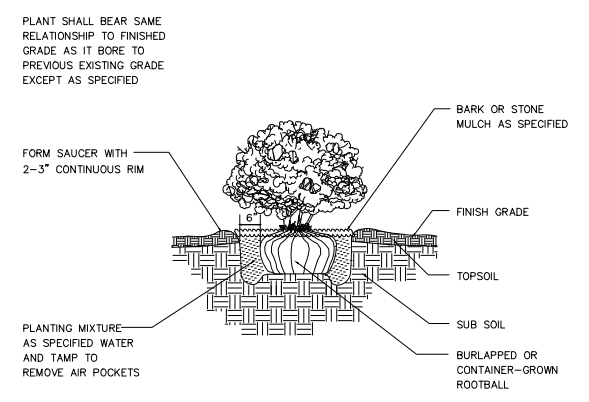
L200



**1 SPADED NATURAL EDGE**  
Scale: Not To Scale P-CO-DJF-EDGI-01

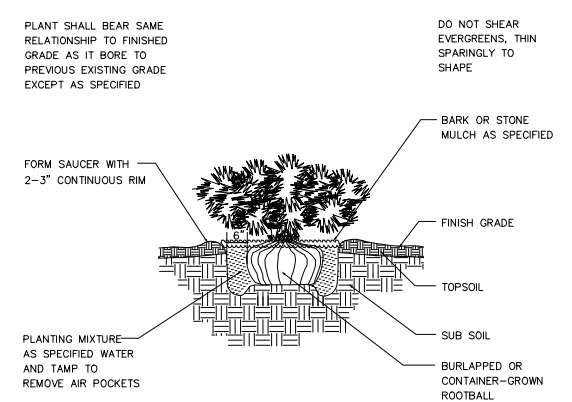


**2 TREE PLANTING – EVERGREEN**  
Scale: Not To Scale P-CO-DJF-PLAN-04

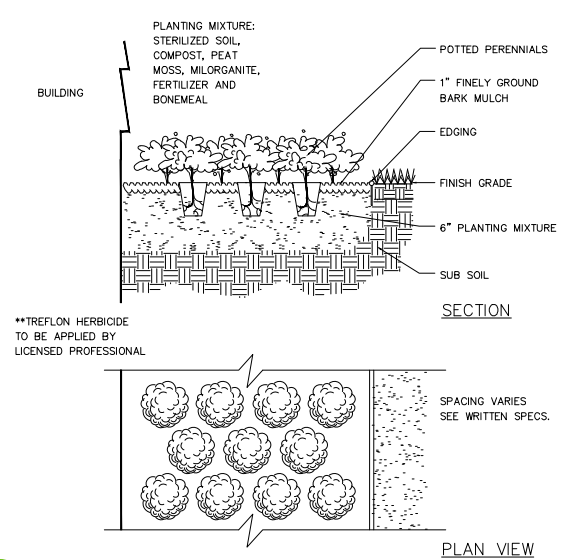


**3 SHRUB PLANTING – DECIDUOUS**  
Scale: Not To Scale P-CO-DJF-PLAN-07

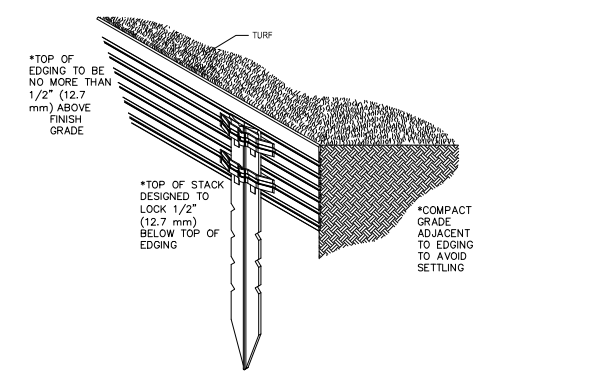
**4 PERMEABLE PAVERS– REFER TO CIVIL SET**  
Scale: Not To Scale DETAIL-FILE



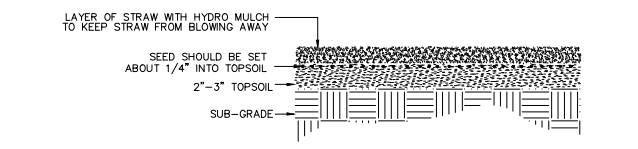
**5 SHRUB PLANTING – EVERGREEN**  
Scale: Not To Scale P-CO-DJF-PLAN-08



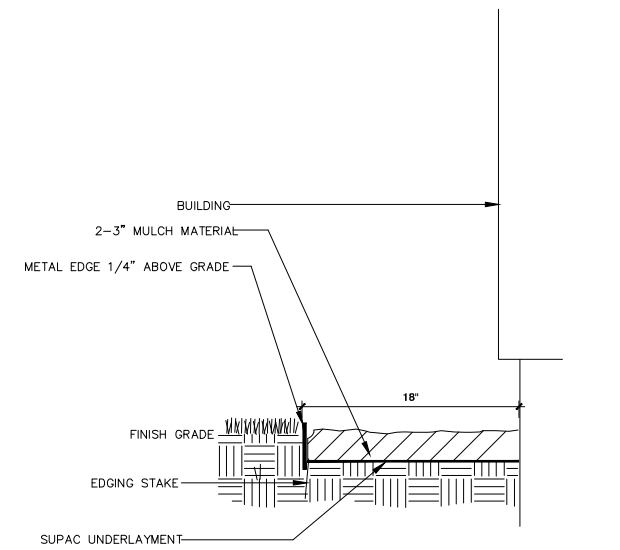
**6 PERENNIAL PLANTING**  
Scale: Not To Scale P-CO-DJF-PLAN-11



**7 ALUMINUM LANDSCAPE EDGING**  
Scale: Not To Scale P-CO-DJF-EDGI-08



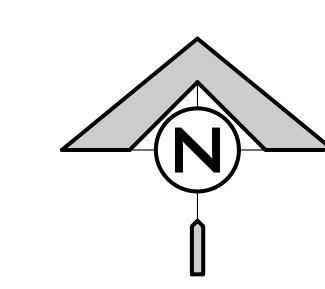
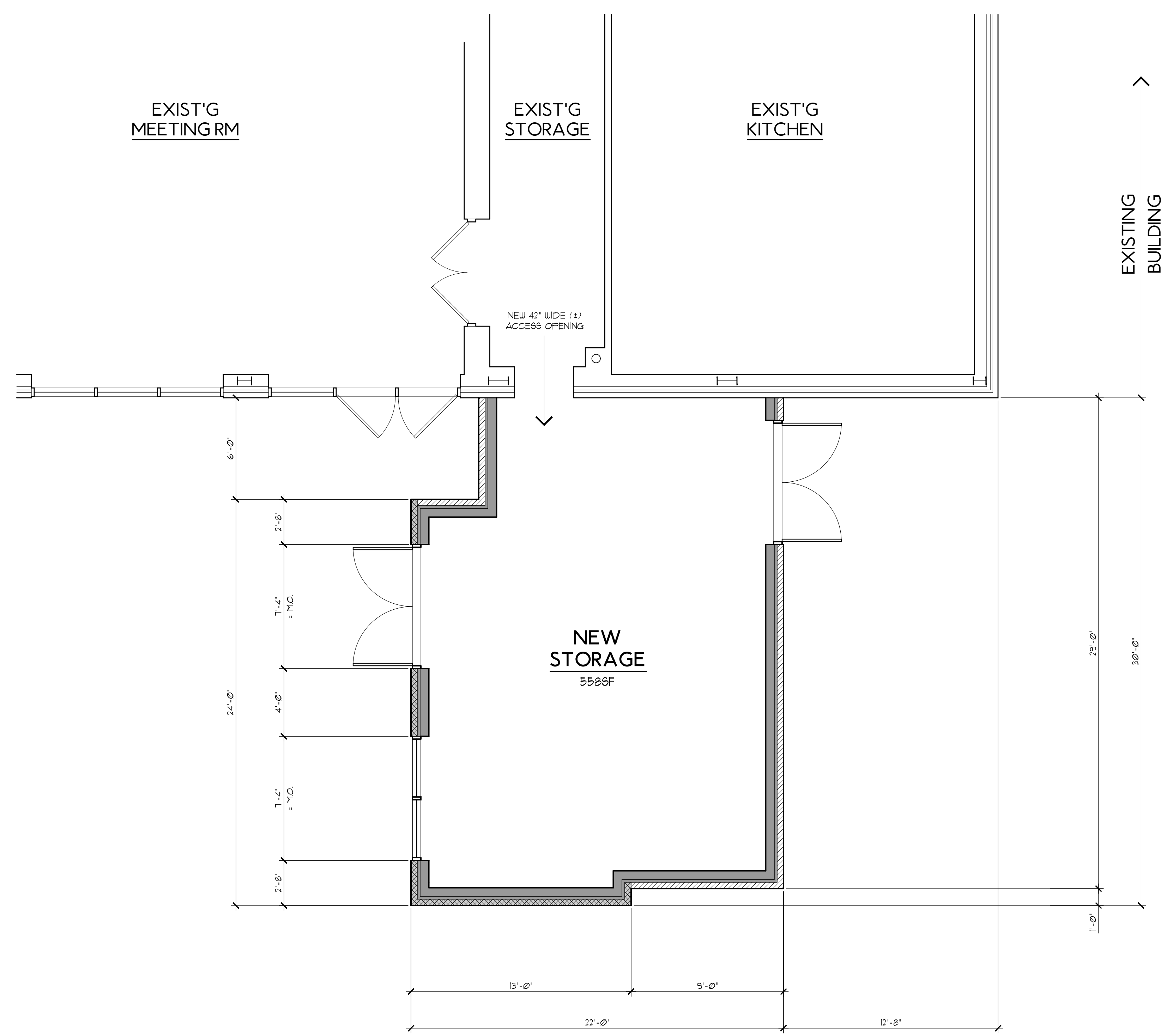
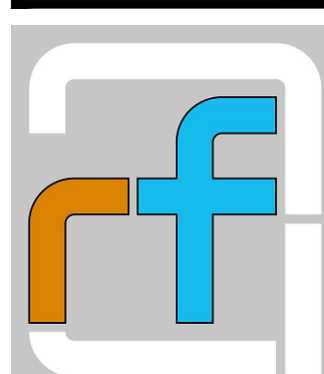
**8 SEEDING DIAGRAM**  
Scale: Not To Scale P-CO-DJF-PLAN-25



**9 ALUMINUM EDGE**  
Scale: Not To Scale DETAIL-FILE

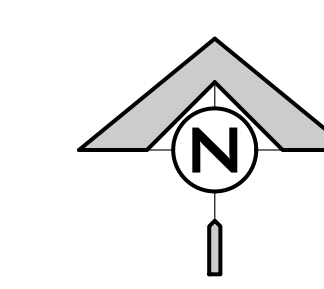
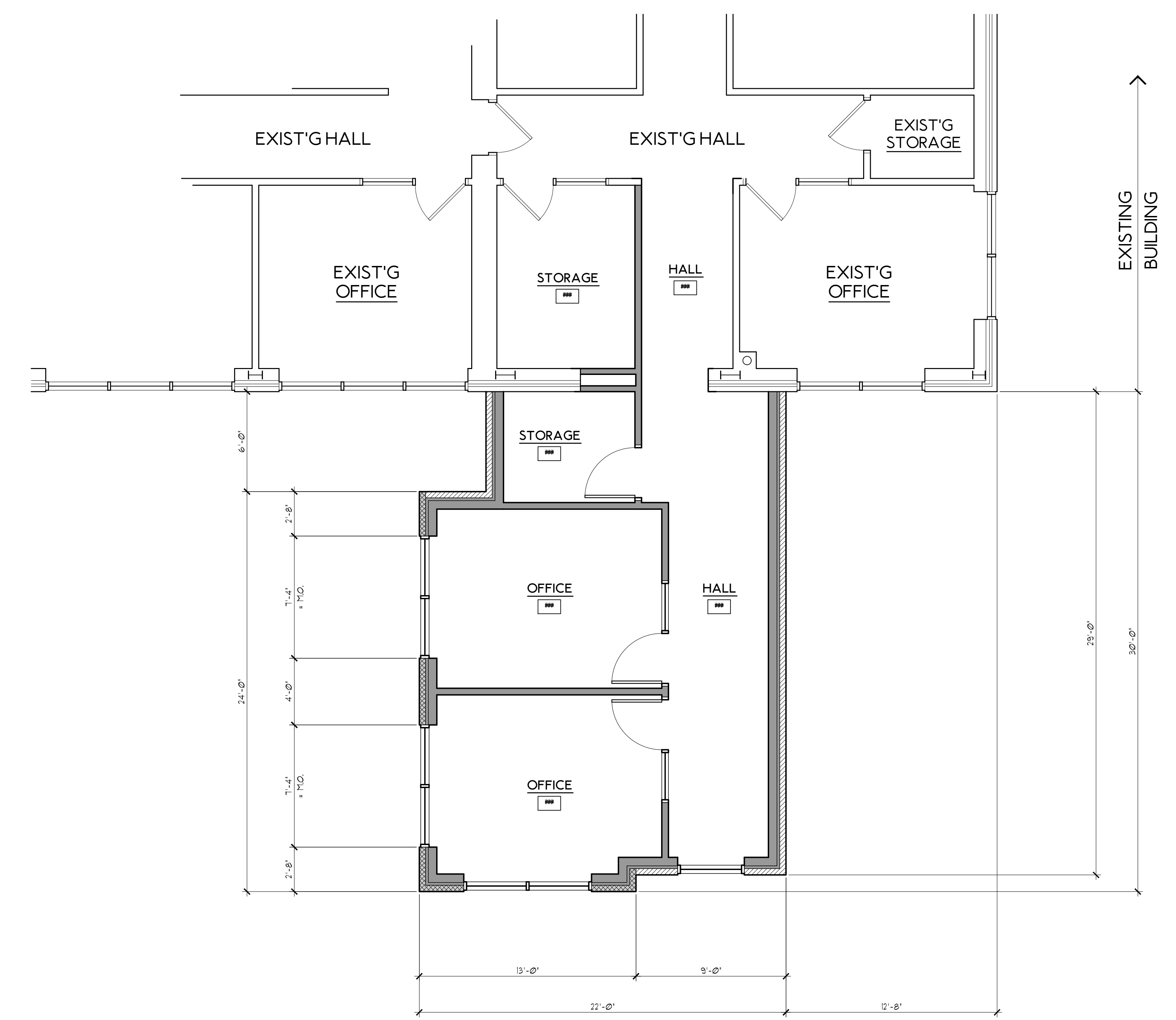
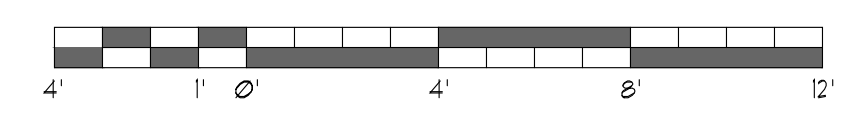
REFERENCE NOTES SCHEDULE

- | CODE      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>  | The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.                                                                                                                                                                                                                                                                                                                                                                               |
| <b>2</b>  | Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to General Contractor.                                                                                                                                                                                                                                                                                                                                       |
| <b>3</b>  | Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect                                                                            |
| <b>4</b>  | Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation                                                                                                                                                                                                                                                                              |
| <b>5</b>  | Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required.                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>6</b>  | Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).                                                                                                                                                                                 |
| <b>7</b>  | Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>8</b>  | Mulching: perennial planting areas (groupings) shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.                                                                                                                                                                                                                                                                                                                                                          |
| <b>9</b>  | Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required. Bed lines are to be cut crisp, smooth.                                                                                                                                                                                                                                                                                  |
| <b>10</b> | Aluminum Edging: to be placed along stone mulch beds. For material and installation see Detail (7)                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>11</b> | Mulch maintenance strip to be installed 3-inches deep above weed material with (aluminum) edging. Contractor to install maintenance strip 18-inch wide along building edge, where indicated and in compliance to Detail (9)                                                                                                                                                                                                                                                                                             |
| <b>12</b> | Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation.                                                                                                                                                                                                                                                                                                                                                                    |
| <b>13</b> | Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable as seen in (8) Drawings. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf. |
| <b>14</b> | The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 90 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.                                                              |
| <b>15</b> | Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.                                                                                                                                                                                                                                                                                                                               |



REMODELED 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"



REMODELED 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

